HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Barrie CMA

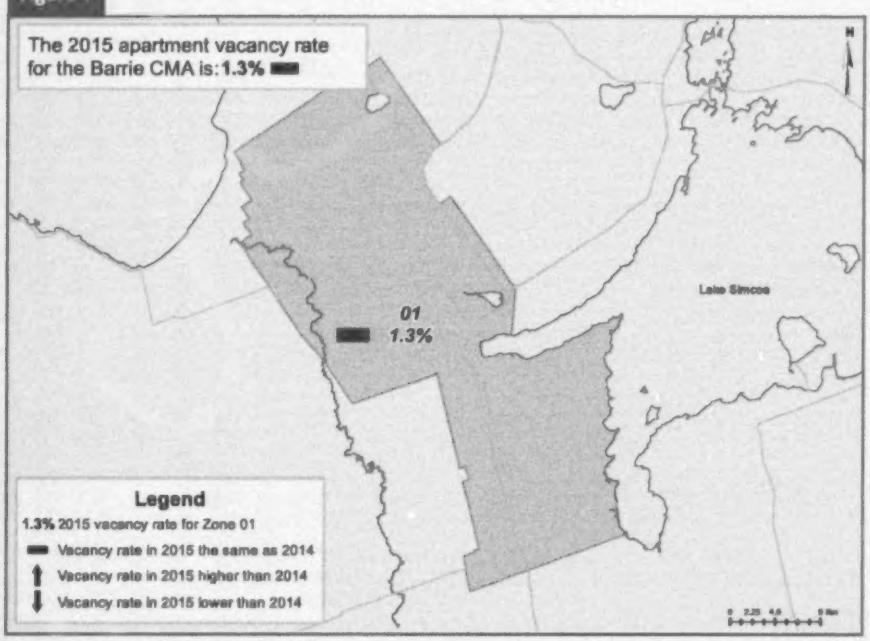
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2015

Highlights

- The average vacancy rate in the Barrie CMA remained relatively stable and one of the lowest in the province.
- The average monthly rent for a two-bedroom apartment in new and existing structures in the Barrie CMA was $1,167 in October 2015.
- The secondary rental market continued to provide more options for renters and absorbed a large part of rental market demand.

Figure 1


The 2015 apartment vacancy rate for the Barrie CMA is: 1.3%
N
Lake Simcoe
01
1.3%
Legend
1.3% 2015 vacancy rate for Zone 01
Vacancy rate in 2015 the same as 2014
Vacancy rate in 2015 higher than 2014
Vacancy rate in 2015 lower than 2014

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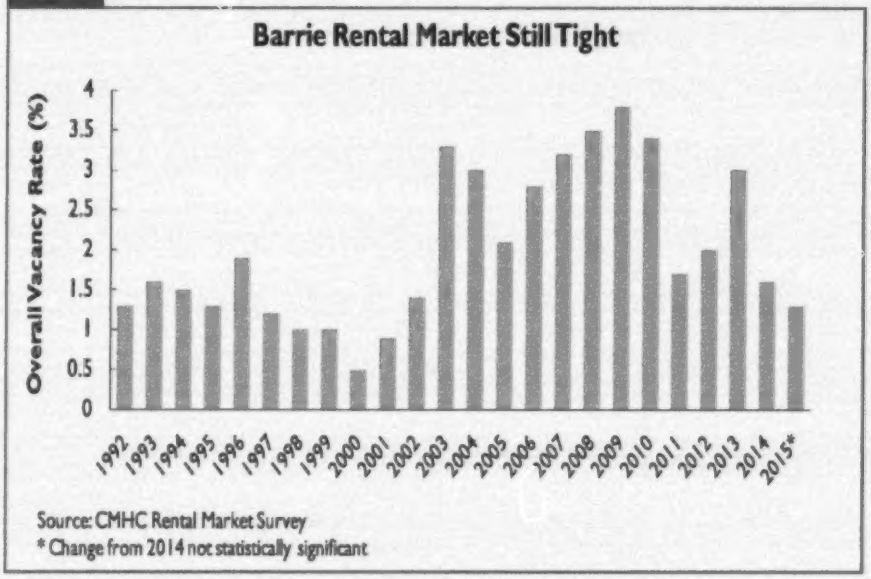
Overview: Overall Rental Market Stable

According to the results of the Rental Market Survey conducted by Canada Mortgage and Housing Corporation (CMHC) in October 2015, the overall apartment vacancy rate in structures in the primary[1] rental market of the Barrie Census Metropolitan Area (CMA) was 1.3 per cent in 2015 compared to 1.6 per cent in October 2014. However, the change was not statistically significant, indicating the market was relatively stable. It remains one of the tighter markets in Ontario. Youth employment and migration are major factors in the increase of rental demand in the Barrie CMA.

Growing demand for rental units matched a moderate increase in supply. It's important to mention that the primary rental market in Barrie is the smallest among the 15 major centres in Ontario, although its population is larger than six of them. Given the small size of the primary rental market, the secondary market is relatively large in Barrie.

Similar to the vacancy rate, although the availability rate decreased to 2.8 per cent in October 2015 from 3.2 per cent in 2014, the change was not statistically significant. The availability rate measures the percentage of units where the existing tenant has given or received a notice to leave and a new tenant was not yet found for the unit. The availability rate is a measure of the supply of rental units on the market.

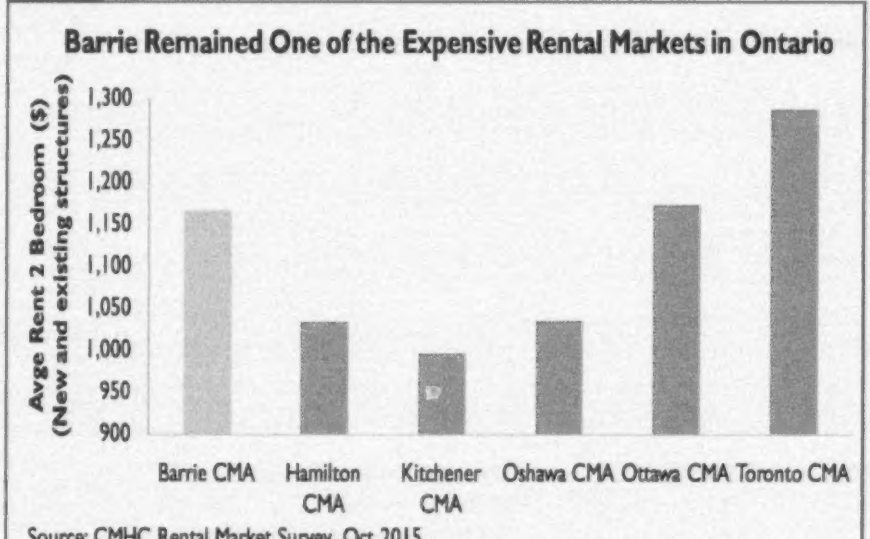
Figure 2



Source: CMHC Rental Market Survey
* Change from 2014 not statistically significant

The tight rental market led to an increase in rents. Same-sample[2] rents for two bedroom apartments jumped by 4.3 per cent in 2015 after increasing 1.5 per cent in 2014. The overall same sample rent increase was

Figure 3



Source: CMHC Rental Market Survey, Oct 2015

[1] Based on privately-initiated rental apartment structures of three or more units

[2] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2014 and 2015 Fall Rental Market, we can get a better indication of actual rent increases paid by most tenants.

2.9 per cent. The methodology of the same-sample rental structures is used to eliminate the upward influence on rent caused by new units added to the rental universe each year. This year's increase was considerably above the maximum increase allowed by the provincial guideline of 1.6 per cent.[3] Rents in buildings built after 1991 and units which become vacant and are re-rented are not subject to the guideline. Increases for these units were sufficient to raise the average increase above the guideline. Also, strong price growth in the existing home market meant the cost of alternative housing option was increasing, while strong income growth allowed tenants to absorb the relatively large rent increase.

Submarket Analysis: Vacancy Rate Decreases In most Housing Bedroom Types

Although the decline in the apartment vacancy rate in the Barrie CMA was not statistically significant, the declines in the vacancy rates from last year for both one and two-bedroom apartments were statistically significant. The growth in demand for these units was sufficient to offset an increase in supply. The Barrie rental market is mainly composed of one and two bedroom apartments, which account for 90 per cent of the total apartment universe. The vacancy rate for one-bedroom apartment in the primary rental market decreased from 1.7 per cent in 2014 to 1.1 per cent in October 2015. Similarly, the vacancy rate for two-bedroom apartment declined from 1.6 to 1 per cent.

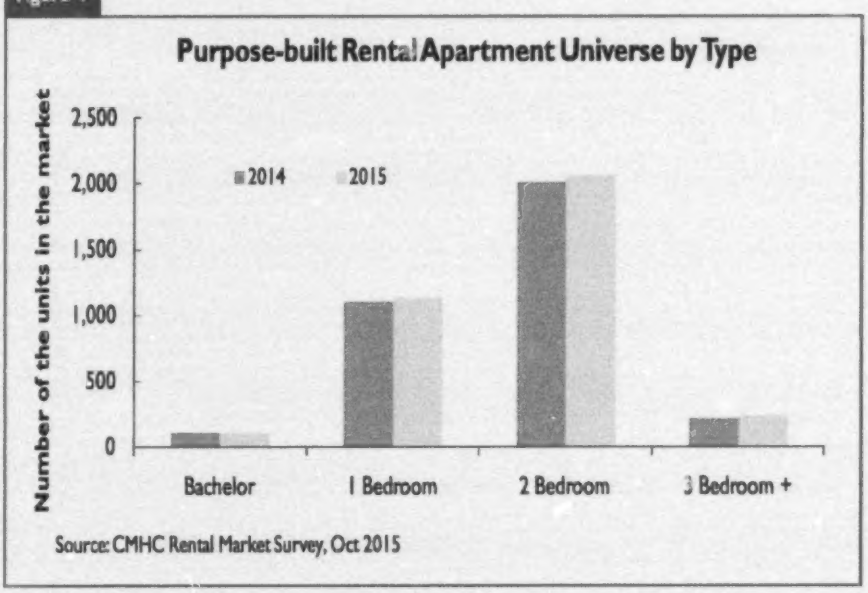
While the share of three-bedroom apartment units is relatively small, the vacancy rate for this apartment type moved upward to 2.6 per cent from one per cent in the year before. The increase was entirely due to more supply since demand was up considerably. The increase in demand reflected a slower movement from renting to homeownership. Tenants in the three bedrooms apartment are more likely to move to ownership, however, mortgage carrying costs have been rising faster than rents, which has caused some renters to postpone such a move. With the vacancy rate up, rent growth for these units slowed down slightly. The vacancy rate for townhouses jumped to over seven per cent in October 2015 from 2.5 per cent in October 2014.

In newer and larger buildings of 100 units or more, it's more difficult to find a vacant unit since their vacancy rate is less than 0.7 per cent. Newer rental apartments in larger buildings offer modern features including newer appliances and various common amenities for tenants.

Supply and Demand Factors: Primary Rental Apartment Universe Expands Moderately

The rental market has continued to tighten since 2013 despite relatively strong growth in supply, which would normally put upward pressure on the vacancy rate. Through most of its recent history, Barrie has attracted residents interested in homeownership and consequently, more than 80 per cent of households

Figure 4



[3] Ontario Ministry of Municipal Affairs and Housing, 2015 Rent Increase Guideline, retrieved from http://news.ontario.ca/mah/en/2014/06/2015-rent-increase-guideline.html on Dec. 7, 2015

Figure 5

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2014	Oct. 2015
Abbotsford-Mission	3.1	0.8
Barrie	1.6	1.3
Brantford	2.4	2.5
Calgary	1.4	5.3
Edmonton	1.7	4.2
Gatineau	6.5	5.9
Greater Sudbury	4.2	3.5
Guelph	1.2	1.2
Halifax	3.8	3.4
Hamilton	2.2	3.4
Kelowna	1.0	0.7
Kingston	1.9	2.8
Kitchener-Cambridge-Waterloo	2.3	2.4
London	2.9	2.9
Moncton	8.7	7.4
Montréal	3.4	4.0
Oshawa	1.8	1.7
Ottawa	2.6	3.4
Peterborough	2.9	3.7
Québec	3.1	4.0
Regina	3.0	5.4
Saguenay	4.2	7.1
Saint John	9.0	8.5
Saskatoon	3.4	6.5
Sherbrooke	5.4	5.8
St. Catharines-Niagara	3.6	2.8
St. John's	4.6	4.7
Thunder Bay	2.3	4.6
Toronto	1.6	1.6
Trois-Rivières	5.3	6.0
Vancouver	1.0	0.8
Victoria	1.5	0.6
Windsor	4.3	3.9
Winnipeg	2.5	2.9
Total	2.8	3.3

are homeowners, and purpose-built rental development has been limited. There were 84 new rental apartments completed between July 2014 and June 2015, and thus included in the primary rental universe. After adjusting temporary removals, mainly for renovation, and reinstatements following previous temporary removals, the net increase was 93 apartments this year, or about 2.7 per cent. This increase raised the total stock from 3,457 apartments in 2014 to 3,550 in 2015, mainly in one and two-bedroom apartments, was the strongest rate of growth in supply in the primary rental market in the 15 major centres in Ontario. There were also 8 new row homes included in the primary market. With another 108 apartments and six row homes under construction, supply will grow again next year.

Demand for rental housing in the Barrie CMA continued to grow this year, supported by growing employment and strong migration. However, growth in demand slowed from last year. Youth aged 15 to 24 are an important source of rental demand. Although, losing some ground recently, employment, particularly full-time, for this group is high and the underlying trend is still up. This is encouraging some youth to leave their parental home to move into rental housing. However, job growth for the 25 to 44 year old age group was not strong. Many first-time homebuyers come from this age group, and given the weak employment situation, many potential buyers were postponing their purchases, leading to increased demand for three-bedroom apartments and steady demand for larger townhouses.

Migration is another factor contributing to rental demand in the Barrie CMA. Among migrants, immigrants are the most likely to rent when they arrive. Immigration is not a large component of migration to Barrie and has been trending down in the past year. While most migrants from elsewhere in Ontario come to the CMA to own a home they can afford, information from industry sources indicates some of them move to the City of Barrie to fill job opportunities in either professional, construction or manufacturing positions. Some of these intra-provincial migrants rent when arriving in Barrie and the jump in the recent years to over 2,000 migrants on a net basis, has contributed to rental demand. Although total employment in the Barrie CMA has declined in recent months, it remains near the highest level of the last fifteen years.

Construction and manufacturing contributed to this strength. Jobs in construction and manufacturing are relatively well paid and are attracting workers from outside of Barrie. Those who opt for rental accommodations can afford higher rents and contributed to the tighter market in the mid-range for rents as well as for two-bedroom apartments.

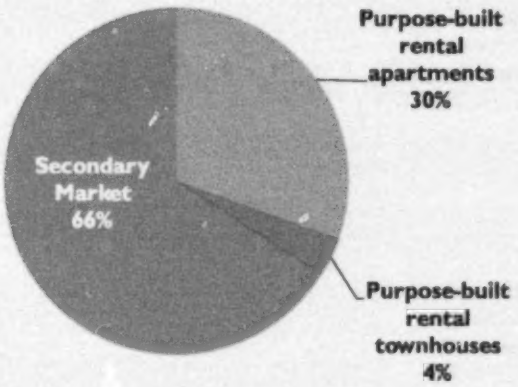
Secondary Rental Market: More Options for Renters in Secondary Market

The secondary rental market in the Barrie CMA plays a key role in the rental market. An estimated of 7,700 households were renting in the secondary market this year, which is substantially higher than the number of households in the primary rental market. The secondary rental market survey collects information on rented single-detached houses, semi-detached houses, row homes, duplex apartments and accessory suites (self-contained apartments within one of the previously named dwellings).

The average rent for a two-bedroom unit in the secondary market is $1,123 in October 2015 while the same size apartment in the primary rental market is rented for an average of $1,167. Results for all unit types showed an increase of the average monthly rent in October 2015 compared to the previous year, although in most cases, the increase was not statistically significant. The total increase in the average monthly rent of all units was nearly 11 per cent, which would be the result of both rent increases of units previously rented and shifts in the type of units on the market. The most expensive rent is for single-detached homes, which was $1,419 monthly in October 2015, an eight per cent increase from $1,310 recorded in October 2014. The increase was statistically significant, and like the overall rent increase, was due to several factors.

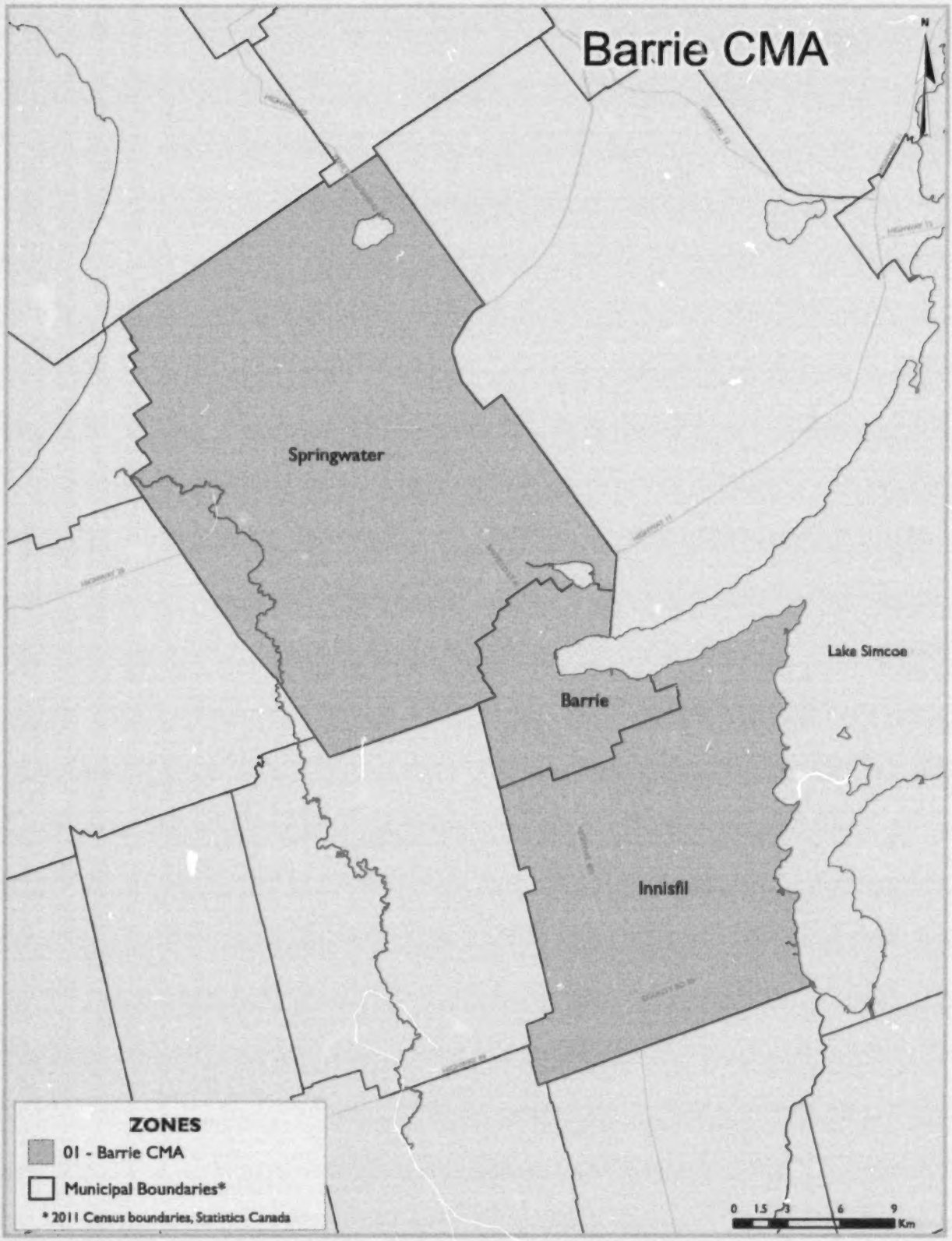
Figure 6

Most Units Are in the Secondary Market



Source: CMHC Rental Market Survey, Oct 2015

Renters in the secondary market are either people who prefer to rent rather than own their home for a variety of reasons but need large rental accommodations or small households such as single individuals and lone parents who prefer affordable units such as secondary suites.


Barrie CMA
N
Springwater
Barrie
Lake Simcoe
Innisfil
ZONES
01 - Barrie CMA
Municipal Boundaries*
* 2011 Census boundaries, Statistics Canada
0 1.5 3 6 9
Km

RMS ZONE DESCRIPTIONS - BARRIE CMA	
Zone 1	Comprised of Barrie City, Innisfil Town and Springwater Township.
Zone 1	**Barrie CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

Available in the St. John's, Halifax, Quebec, Montreal, Ottawa, Barrie, Toronto, Hamilton, St. Catharine's, Windsor, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Kelowna, Abbotsford, Vancouver and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Barrie CMA	**	5.5 d	1.7 b	1.1 a	1.6 b	1.0 a	1.0 d	2.6 c	1.6 b	1.3 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ Indicates the change is a statistically significant decrease
- Indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Barrie CMA	731 b	728 b	986 b	1,006 b	1,118 b	1,167 b	1,305 c	1,299 c	1,076 b	1,116 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Barrie CMA	106	111	1,108	1,134	2,020	2,061	223	244	3,457	3,550

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Barrie CMA	**	**	3.8 b	2.2 a	2.7 b	2.5 b	2.7 c	5.9 c	3.2 b	2.8 b

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- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Barrie CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Barrie CMA	1.5 d	1.6 c	2.6 b	1.3 a	1.5 a	4.3 d	3.2 c	3.0 c	2.0 a	2.9 b

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Barrie CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Barrie CMA										
Pre 1960	0.0 d	0.0 d	2.2 d	3.6 d	2.1 d	**	0.0 d	0.0 d	2.0 d	2.2 d
1960 - 1974	**	**	0.9 d	0.3 d	1.2 d	0.8 d	**	0.0 d	1.0 d	0.6 d
1975 - 1989	**	8.8 d	1.8 d	1.0 d	2.0 d	1.3 d	1.9 d	4.6 d	2.2 d	1.8 b
1990 - 2004	-	-	5.9 d	**	**	0.7 b	**	**	**	0.6 b
2005+	**	**	**	**	**	0.7 b	**	**	**	0.7 b
Total	**	5.5 d	1.7 b	1.1 d	1.6 b	1.0 d	1.0 d	2.6 d	1.6 b	1.3 d

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Barrie CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Barrie CMA										
Pre 1960	706 b	676 d	839 d	844 d	958 d	977 d	951 d	977 d	903 d	912 d
1960 - 1974	782 b	807 d	979 d	986 d	1,072 d	1,078 d	1,328 b	1,243 d	1,046 d	1,057 d
1975 - 1989	690 c	716 d	969 b	1,020 d	1,117 d	1,158 d	1,352 b	1,393 d	1,084 d	1,126 d
1990 - 2004	-	-	885 d	864 b	1,045 d	1,005 d	**	**	1,015 d	984 d
2005+	**	**	**	**	**	**	**	**	**	**
Total	731 b	728 d	986 d	1,006 d	1,118 d	1,167 d	1,305 d	1,299 d	1,076 d	1,116 d

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- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Barrie CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Barrie CMA										
3 to 5 Units	0.0	0.0	**	**	4.1	**	0.0	0.0	2.9	**
6 to 19 Units	**	**	4.3	3.6	0.6	1.1	**	**	2.0	2.6
20 to 49 Units	**	4.1	1.9	1.0	1.3	0.7	**	1.2	1.4	1.1
50 to 99 Units	**	**	**	**	**	**	**	**	**	0.9
100+ Units	0.0	0.0	0.7	0.7	2.8	0.7	**	**	1.9	0.7
Total	**	5.5	1.7	1.1	1.6	1.0	1.0	2.6	1.6	1.3

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↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Barrie CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Barrie CMA										
3 to 5 Units	689	689	801	815	922	925	1,128	1,132	878	893
6 to 19 Units	676	657	821	828	952	993	**	**	910	944
20 to 49 Units	**	**	930	934	1,094	1,103	**	1,320	1,032	1,060
50 to 99 Units	**	**	**	1,014	**	1,156	**	**	**	1,118
100+ Units	**	918	1,170	1,171	1,319	1,432	**	**	1,267	1,333
Total	731	728	986	1,006	1,118	1,167	1,305	1,299	1,076	1,116

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
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** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Barrie CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Barrie CMA	2.9 c	**	2.8 c	2.6 c	1.4 c	1.1 c	**	0.9 c	1.9 c	0.7 c

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Barrie CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Barrie CMA										
LT $800	**	**	**	4.3 c	0.0 c	0.0 c	**	**	5.2 c	5.8 c
$800 - $899	**	**	**	3.5 c	**	0.0 c	**	**	**	2.7 c
$900 - $999	**	**	0.6 b	0.0 c	**	1.7 c	**	**	1.3 c	0.9 c
$1000 - $1099	**	**	0.0 c	0.6 b	0.4 b	0.8 b	**	**	0.3 c	0.8 b
$1100 - $1199	**	**	**	0.0 c	0.7 b	0.6 b	**	0.0 c	1.1 c	0.4 b
$1200+	**	**	3.8 c	1.6 c	3.1 c	2.1 c	**	1.4 c	2.5 c	1.9 b
Total	**	5.5 c	1.7 b	1.1 b	1.6 b	1.0 b	1.0 d	2.6 c	1.6 b	1.3 b

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Barrie CMA	**	-	**	**	**	6.8 c	2.9 b	7.2 b ↑	2.5 c	7.3 b ↑

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Barrie CMA	**	-	**	**	849 c	1,195 c	1,251 c	1,282 c	1,186 c	1,249 c

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Barrie CMA	4	0	28	6	117	141	261	271	410	418

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Barrie CMA	**	-	**	**	**	7.6	5.3	8.5	4.5	8.5

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Barrie CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Barrie CMA	**	-	**	**	++	**	5.3	3.6	**	3.7

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Barrie CMA	**	5.5 d	1.7	1.2	1.5	1.4	2.2	5.0	1.7	1.9

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Barrie CMA	731	728	984	1,005	1,110	1,169	1,268	1,290	1,088	1,130

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Barrie CMA	110	111	1,136	1,140	2,137	2,202	484	515	3,867	3,968

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Barrie CMA	**	**	3.8 b	2.3 a ↓	2.7 b	2.8 a	4.4 c	7.2 b ↑	3.3 b	3.4 b -

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Barrie CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Barrie CMA	1.5 d	1.6 d	2.6 b	1.3 a	1.3 a	4.3 d	3.7 c	3.1 d	2.1 a	2.9 b

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Barrie CMA - October 2015

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Barrie CMA										
Single Detached	**	**	**	**	1,015 d	**	1,368 a	1,441 b	1,310 a	1,419 b ↑
Semi detached, Row and Duplex	**	**	**	**	1,054 b	1,079 b	1,222 b	1,322 b	1,168 a	1,270 b ↑
Other-Primarily Accessory Suites	**	**	824 c	**	903 c	1,011 b	**	**	858 b	**
Total	**	**	822 c	**	**	1,123 b	1,308 a	1,387 b	1,184 a	1,312 b ↑

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Barrie CMA - October 2015

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-14	Oct-15
Barrie CMA		
Single Detached	3,506 c	3,474 d ↓
Semi detached, Row and Duplex	2,806 d	2,972 d ↑
Other-Primarily Accessory Suites	**	**
Total	7,537	7,700

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendant. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents in the following CMAs: Calgary, Edmonton, Montréal, Ottawa, Québec, Toronto, Vancouver, Victoria and Winnipeg.
- A Condominium Apartment Vacancy Survey to collect vacancy information in the following CMAs: Calgary, Edmonton, Gatineau, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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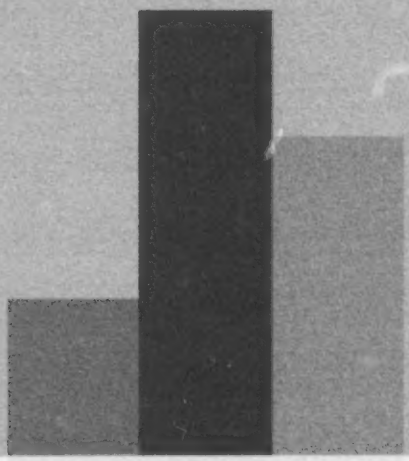

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
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